



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL MINUTES

Tuesday, April 7, 2026, 7:30 pm

The Council of the Municipality of Morris-Turnberry met in Council Chambers in regular session on April 7, 2026, at 7:30 pm.

Council in Attendance

Mayor Jamie Heffer
Deputy Mayor Kevin Freiburger
Councillor Jamie McCallum
Councillor Sharen Zinn
Councillor Jodi Snell

Staff in Attendance

Trevor Hallam	CAO/Clerk
Sean Brophy	Treasurer
Mike Alcock	Director of Public Works

Others in Attendance

Nancy Michie	Applicant, Z01-2026
Hazel Rae-Versteeg	Applicant, Z02-2026
Nathan Versteeg	Applicant, Z02-2026
Eric Versteeg	Applicant, Z02-2026
Wayne Hopper	Applicant, C14-2026
Linda Hopper	Applicant, C14-2026
Rachel Hammermueller	The Wingham Advance Times
Bob Montgomery	The Citizen

1.0 CALL TO ORDER

Mayor Heffer called the meeting to order at 7:30 pm.

Mayor Heffer noted that the members of the press in attendance would be recording the meeting for the purpose of writing articles.

2.0 ADOPTION OF AGENDA

Motion 59-2026

*Moved by Kevin Freiburger
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of April 7, 2026, as presented.

Carried.

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

None.

4.0 MINUTES

Motion 60-2026

*Moved by Jodi Snell
Seconded by Sharen Zinn*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the March 17, 2026, Council Meeting Minutes as written.

Carried.

5.0 ACCOUNTS

Motion 61-2026

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby approves payment of the list of accounts as presented.

Carried.

6.0 PUBLIC MEETINGS AND DEPUTATIONS

6.1 ZONING BY-LAW AMENDMENT PUBLIC MEETING

Z01-2026 and Z02-2026 Zoning By-Law Amendments

Motion 62-2026

*Moved by Jamie McCallum
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby Adjourns their regular meeting of Council, to be reconvened following a Public Meeting to consider Zoning By-Law Amendments MTu Z01-2026 and MTu Z02-2026.

Carried.

PUBLIC MEETING – ZONING BY-LAW AMENDMENT

6.1.1 Call to Order

Mayor Heffer called the public meeting to order at 7:31 pm.

6.1.2 Declaration of Pecuniary Interest

None.

6.1.3 MTu Z01-2026 Michie (Kikkert)

6.1.4 Purpose

The purpose of this zoning by-law amendment (File No. Z01-2026) was to amend the zoning on the lands at Plan 432, Park Lot 6, Part Park Lot 7 (702 Josephine St N) from the existing VC2 (Village Commercial – Highway Zone) to create two new special VC2 zones.

6.1.5 Comments

1. Planner’s Report

Ms. Kurtz presented her report to Council and those in attendance.

2. Applicant and/or Agent Comments

There were no questions or comments from the applicant.

3. Council's Questions and/or Comments

There were no questions from Council.

4. Others

There were no questions or comments from others in attendance.

6.1.6 Recommendation of the Huron County Planner

It was recommended that Zoning By-law Amendment Z01-2026 be approved. There was a consensus of Council that the amendment be approved upon reconvening its regular meeting.

6.1.7 MTu Z02-2026 Versteeg (Pinehorse Farms)

6.1.8 Purpose

The purpose of this zoning by-law amendment (File No. Z02-2026) was to amend the zoning on the lands at Concession 9 West Part Lot 18 East Part Lot 19 (40560 Howick-Turnberry Road) from the existing AG1 (General Agriculture) Zone to create a new special AG4 zone.

6.1.9 Comments

1. Planner's Report

Ms. Kurtz presented her report to Council and those in attendance.

2. Applicant and/or Agent Comments

The applicant, Hazel Rae-Versteeg, spoke in support of the application, thanking council for their time and diligence, and clarifying that the purpose of the application is not to allow new development, but to recognize existing buildings and provide an opportunity for their son to begin farming in the area.

3. Council's Questions and/or Comments

There were no questions or comments from Council.

4. Others

There were no questions or comments from others in attendance.

6.1.10 Recommendation of the Huron County Planner

It was recommended that Zoning By-law Amendment Z02-2026 be approved. There was a consensus of Council that the amendment be approved upon reconvening its regular meeting.

6.1.11 Close public meeting

Motion 63-2026

Moved by Jamie McCallum

Seconded by Jodi Snell

THAT the Council of the Municipality of Morris-Turnberry hereby closes the Public Meeting to consider Zoning By-Law Amendment MTu Z01-2026 and MTu Z02-2026, and reconvenes its regular meeting of Council.

Carried.

6.2 Consideration of Zoning By-Law Amendment MTu Z01-2026 Kikkert

Motion 64-2026

*Moved by Sharen Zinn
Seconded by Jamie McCallum*

THAT leave be given to introduce By-Law 17-2026, being a by-law to amend by-law 45-2014 of the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

6.2.1 Effect of Public and Agency Comments

No public or agency comments were received on this application so there was no effect on the decision.

6.3 Consideration of Zoning By-Law Amendment MTu Z02-2026 Versteeg

Motion 65-2026

*Moved by Jamie McCallum
Seconded by Jodi Snell*

THAT leave be given to introduce By-Law 18-2026, being a by-law to amend by-law 45-2014 of the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

6.3.1 Effect of Public and Agency Comments

No public or agency comments were received on this application so there was no effect on the decision.

6.4 CONSENT C14-2026 HOPPER

A report was presented by Huron County Planner Sarah Kurtz in this regard.

Councillor McCallum proposed recommending the approval of the application, without the condition for consolidation of the applicant's other properties that is necessary for the applicant to meet the requirements of a surplus farmhouse severance.

Motion 66-2026

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT the Council of the Municipality of Morris-Turnberry recommends to Huron County Council that proposed severance C14-2025 be approved, subject to the conditions outlined in the planner's report with the exception of the condition to merge the applicant's other properties.

Carried.

7.0 STAFF REPORTS

7.1 BY- LAW ENFORCEMENT

7.1.1 By-Law Enforcement Activities – January, February, and March 2026

A report was provided by CBO/By-Law Enforcement Officer Kirk Livingston regarding by-law enforcement activities for January, February, and March.

7.2 BUILDING

7.2.1 Building Department Activities – January, February, and March 2026

A report was provided by CBO/By-Law Enforcement Officer Kirk Livingston regarding building department activities for January, February, and March.

8.0 **BUSINESS**

8.1 2026 BUDGET

A report was presented in this regard by Treasurer Sean Brophy.

Mayor Heffer thanked Mr. Brophy and staff for their work in producing a budget that satisfied the requests of Council.

Motion 67-2026

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT leave be given to introduce By-Law 19-2026 being a by-law to adopt the budget and tax rates for the Municipality of Morris-Turnberry for the year 2026, and that it now be read severally a third time and finally passed.

Carried.

8.2 2025 RESERVES

By-law 20-2026 was provided to establish the reserve funds approved in the 2026 budget.

Motion 68-2026

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT leave be given to introduce By-Law # 20-2026 being a by-law to confirm the year-end 2025 reserves and establish reserve funds for the year 2026, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

8.3 ELECTION SIGN BY-LAW

A report was provided in this regard by Deputy Clerk Kim Johnston.

Motion 69-2026

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

That the Council of the Municipality of Morris-Turnberry hereby directs staff to return the election sign by-law, as presented, to a future meeting of Council for consideration.

Carried.

8.4 USE OF CORPORATE RESOURCES FOR ELECTION PURPOSES

A report was provided in this regard by Deputy Clerk Kim Johnston.

Motion 70-2026

*Moved by Jamie McCallum
Seconded by Kevin Freiburger*

That the Council of the Municipality of Morris-Turnberry hereby adopts the policy providing guidelines on the use of corporate resources for election purposes for the 2026 Municipal Election as presented.

Carried.

8.5 AMENDMENTS TO THE *LIQUOR LICENCE AND CONTROL ACT*

Councillor McCallum requested that a discussion regarding recent changes to the *Liquor Licence and Control Act* be added to the agenda. To support the discussion, a preliminary report was provided by CAO/Clerk Trevor Hallam

Councillor Zinn noted that if the municipality allowed these types of permits it would have a negative effect on the fundraising efforts of local groups. Councillor Snell expressed concerns about the liability exposure for the Municipality in allowing permits of this type. Councillor Snell also expressed concerns regarding the use of staff time to look further into implementing the program if Council isn't interested in proceeding.

Councillor McCallum requested confirmation that more information would be coming from the province. Mr. Hallam explained that no further information is expected, and that there would be considerable work to be done before additional information could be sought from the municipality's insurer.

Councillor Freiburger noted that he believed that the Bluevale Community Committee would not be likely to support this.

The report was received for information, and no further direction was given by Council.

8.6 ROAD USER AND ACCESS AGREEMENT

A report was provided in this regard by CAO/Clerk Trevor Hallam.

Motion 71-2026

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT leave be given to introduce By-Law # 21-2026 being a by-law to authorize the Mayor and Clerk to execute and affix the Corporate Seal to an agreement between the Municipality of Morris-Turnberry and Grace Vanden Heuvel regarding access over and maintenance of an untraveled road allowance, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

9.0 COUNCIL REPORTS

Kevin Freiburger

March 27th attended a local politician event hosted by the Huron County Federation of Agriculture.

Jamie McCallum

March 29th to April 1st attended the Ontario Good Roads Association conference in Toronto.

Sharen Zinn

None.

Jodi Snell

None.

Jamie Heffer

March 27th attended a local politician event hosted by the Huron County Federation of Agriculture.

March 29th to April 1st attended the Ontario Good Roads Association conference in Toronto.

10.0 CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION

- 10.1 Correspondence – SVCA Q1 Report
- 10.2 Monthly Report – Huron East Fire – February 2026
- 10.3 Minutes – Coalition for Huron Injury Prevention – December 10, 2025
- 10.4 Minutes – Belmore Arena Board – February 16, 2026
- 10.5 Minutes – Huron OPP Detachment Board – January 26, 2026
- 10.6 Minutes – MVCA Members Meeting – January 28, 2026
- 10.7 Minutes – MVCA Members Meeting – February 25, 2026
- 10.8 Board Meeting Highlights – AMDSB - 24 March 2026
- 10.9 Resolution – Tar and Chip - Northeastern Maniotulin and the Islands
- 10.10 Outstanding Action Items

11.0 ITEMS FOR A FUTURE AGENDA

None.

12.0 BY-LAWS AND AGREEMENTS

None.

13.0 CLOSED SESSION

None.

14.0 CONFIRMING BY-LAW

Motion 72-2026

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT leave be given to introduce By-Law 22-2026, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on April 7, 2026, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

15.0 ADJOURNMENT

Motion 73-2026

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry does now adjourn at 8:11 pm.

Carried.

NEXT MEETINGS:

Regular Meeting of Council – Tuesday, April 21, 2026, 7:30 pm
Regular Meeting of Council – Tuesday, May 5, 2026, 7:30 pm

Mayor, Jamie Heffer

Clerk, Trevor Hallam